



**MARKED AGENDA**  
**SCOTTSDALE PLANNING COMMISSION**  
**KIVA - CITY HALL**  
**3939 N. DRINKWATER BOULEVARD**  
**NOVEMBER 5, 2003**  
**5:00 P.M.**

**ROLL CALL**  
**ALL PRESENT**

**MINUTES REVIEW AND APPROVAL**

**ITEM 1 APPROVED WITH CHANGES, 7-0; MOTION COMMISSIONER HEITEL**

1. [October 22, 2003](#)

**CONTINUANCES**

**ITEM 2 CONTINUED TO NOVEMBER 19, 2003, 7-0; MOTION COMMISSIONER HEITEL**

2. [2-TA-2003 \(Downtown Overlay - Six Month Review\)](#) request by City of Scottsdale, applicant, for a Text Amendment to amend City of Scottsdale Zoning Ordinance (Ordinance No. 455) Article VI., SUPPLEMENTARY DISTRICTS; Section 6.1200., (DO) DOWNTOWN OVERLAY.; Section 6.1201. Purpose.; Section 6.1202. Conflict with other sections.; Section 6.1210. Definition.; Section 6.1220. Approvals Required.; Section 6.1230. Land use Standards.; Section 6.1240 Land Use Classifications.; Section 6.1241. Residential Use Classifications.; Section 6.1242. Commercial Use Classifications.; Section 6.1250. Site Development Standards.; Section 6.1251. Additional Regulations.; Section 6.1260. Parking Regulations.; Section 6.1270. Revitalization Bonus/Incentive Provisions.; Article IX., PARKING AND LOADING REQUIREMENTS; Section 9.104. Programs and incentives to reduce parking requirements.; Section 9.108. Special parking requirements in districts. The Downtown area is generally bounded by Chaparral Road on the north, Miller Road on the east, Earll Drive on the south and 68th Street on the west. **Continued to November 19, 2003.**

**EXPEDITED AGENDA**

**ITEMS 3 & 4 MOVED TO REGULAR AGENDA**

**ITEM 3 RECOMMENDED FOR APPROVAL AS AMENDED, 7-0; MOTION COMMISSIONER BARNETT**

3. [20-UP-2003 \(McDowell Mountain Storage\)](#) request by McDowell Mountain Storage LLC, applicant, Bell 19C3 LLC, owner, for a conditional use permit for internalized community storage on a 5.2 +/- acre parcel located near the southwest corner of Bell Road and 94th Street with Highway Commercial District (C-3) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Hayes Martin, 480-483-4902.**

**ITEM 4 RECOMMENDED FOR APPROVAL AS AMENDED, 7-0; MOTION COMMISSIONER BARNETT**

4. [21-UP-2003 \(McDowell Mountain Storage\)](#) request by McDowell Mountain Storage LLC, applicant, Bell 19C3 LLC, owner, for a conditional use permit for exterior unoccupied recreational/vehicle storage on a 5.2 +/- acre parcel located near the southwest corner of Bell

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Road and 94th Street with Highway Commercial District (C-3) zoning. Staff contact person is Al Ward, 480-312-7067. **Applicant contact person is Hayes Martin, 480-483-4902.**

**ITEM 5 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER BARNETT**

5. **9-AB-2003 (Basha's Shopping Center)** request by Pederson Group Inc, applicant, Basha's Inc., owner, for an Abandonment of excess street right-of-way along Indian School Road. Staff contact person is Tim Curtis, 480-312-4210. **Applicant contact person is Gary Pederson, 602-265-2888.**

Comments: Abandonment of excess right-of-way along Indian School Road.

**REGULAR AGENDA**

**ITEM 6 MOVED TO EXPEDITED AGENDA**

**ITEM 6 RECOMMENDED FOR APPROVAL, 7-0; MOTION COMMISSIONER BARNETT**

6. **35-ZN-1995#4 (The Canal at Cattle Track)** request by LVA Urban Design Studio, applicant, Michael Ellis & Janie Ellis Jones, owners, for approval of a site development plan for Phase 2 and future phases of the historic & cultural arts campus on a 13 +/- acre parcel located at the 6105 Miller Road with Special Campus (SC) and Historic Property (HP) District zoning. Staff contact person is Kira Wauwie AICP, 480-312-7061. **Applicant contact person is Steven Voss, 480-994-0994.**

Comments: This request would preserve the historical buildings and cultural resources that currently exist on the property.

**ITEM 7 RECOMMENDED FOR APPROVAL AS AMENDED, 5-2; MOTION COMMISSIONER NELSEN; COMMISSIONER GULINO AND COMMISSIONER SCHWARTZ DISSENTING**

7. **11-TA-2000#3 (Text Amendment/ESLO II)** request by City of Scottsdale, applicant, for a Text Amendment to amend Ordinance 455 (Zoning Ordinance) Article VI. Supplementary Districts., Section 6.1010. Environmentally Sensitive Lands Ordinance (ESLO).; Section 6.1011. Purpose.; Section 6.1050. Intensity of Development.; Section 6.1060. Open Space Requirements.; Section 6.1070. Design Standards.; Section 6.1071. Design Guidelines.; Section 6.1083. Amended Development Standards.; Section 6.1090. ESL Submittal Requirements.; Section 6.1091. All Applications. This covers approximately 134 square miles of upper desert and mountain areas of Scottsdale and is located north and east of the Central Arizona Project (CAP) Canal. **Staff/Applicant contact person is Al Ward, 480-312-7067.**

Comments: The purpose of this Text Amendment is to address concerns expressed by City Council at the April 1, 2003 meeting when the ESLO update was approved.

**WRITTEN COMMUNICATION**

**ADJOURNMENT APPROXIMATELY 7:30 PM**

David Gulino, Chairman  
Eric Hess  
Tony Nelsen  
James Heitel

Steve Steinberg, Vice Chairman  
David Barnett  
Jeffrey Schwartz

For additional information click on the link to 'Projects in the Public Hearing Process' at:

<http://www.ScottsdaleAZ.gov/projects>.



Persons with a disability may request a reasonable accommodation such as a sign language interpreter, by contacting the City Clerk's Office at 480-312-2412. Requests should be made as early as possible to allow time to arrange accommodation.